



General Assembly

February Session, 2006

***Raised Bill No. 5288***

LCO No. 1105

\*01105\_\_\_\_\_PD\_\*

Referred to Committee on Planning and Development

Introduced by:  
(PD )

***AN ACT CONCERNING INITIATION AND APPROVAL OF  
REDEVELOPMENT PLANS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-127 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2006*):

3 The redevelopment agency may prepare, or cause to be prepared, a  
4 redevelopment plan and any redeveloper may submit a  
5 redevelopment plan to the redevelopment agency. [ , and such] The  
6 redevelopment agency shall immediately transmit such plan to the  
7 planning agency of the municipality for its study. The planning agency  
8 may make a comprehensive or general plan of the entire municipality  
9 as a guide in the more detailed and precise planning of redevelopment  
10 areas. Such plan and any modifications and extensions thereof shall  
11 show the location of proposed redevelopment areas and the general  
12 location and extent of use of land for housing, business, industry,  
13 communications and transportation, recreation, public buildings and  
14 such other public and private uses as are deemed by the planning  
15 agency essential to the purpose of redevelopment. [Appropriations by  
16 the municipality of any amount necessary are authorized to enable the

17 planning agency to make such comprehensive or general plan.] The  
 18 redevelopment agency shall request the written opinion of the  
 19 planning agency on all redevelopment plans prior to approving such  
 20 redevelopment plans. Before approving any redevelopment plan, the  
 21 redevelopment agency shall hold a public hearing. [thereon, notice]  
 22 Notice of [which] the hearing shall be published at least twice in a  
 23 newspaper of general circulation in the municipality, the first  
 24 publication of notice to be not less than two weeks before the date set  
 25 for the hearing. The redevelopment agency may approve any such  
 26 redevelopment plan if, following such hearing, it finds that: [(a)] (1)  
 27 The area in which the proposed redevelopment is to be located is a  
 28 redevelopment area; [(b)] (2) the carrying out of the redevelopment  
 29 plan will result in materially improving conditions in such area; [(c)]  
 30 (3) sufficient living accommodations are available within a reasonable  
 31 distance of such area or are provided for in the redevelopment plan for  
 32 families displaced by the proposed improvement, at prices or rentals  
 33 within the financial reach of such families; and [(d)] (4) the  
 34 redevelopment plan is satisfactory as to site planning, relation to the  
 35 comprehensive or general plan of the municipality and, except when  
 36 the redevelopment agency has prepared the redevelopment plan, the  
 37 construction and financial ability of the redeveloper to carry it out. No  
 38 redevelopment plan for a project which consists predominantly of  
 39 residential facilities shall be approved by the redevelopment agency in  
 40 any municipality having a housing authority organized under the  
 41 provisions of chapter 128 except with the approval of such housing  
 42 authority. The approval of a redevelopment plan may be given by the  
 43 legislative body or by such agency as it designates to act in its behalf.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2006</i>	8-127
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***Statement of Purpose:***

To make technical changes to provisions re municipal redevelopment plans.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*